

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-370</u>	<u>MIAMI COUNTRY DAY SCHOOL, INC.</u>

APPLICANT: MIAMI COUNTRY DAY SCHOOL, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4ZAB-319-82, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB7-2-98, passed and adopted by Community Zoning Appeals Board #7, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'Miami Country Day School,' as prepared by Fullerton, Diaz, Architects, and dated received 8-28-98."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'Miami Country Day School,' as prepared by Max Wolfe Sturman Archts., Inc., consisting of 1 sheet, dated 10/29/02 and a boundary survey as prepared by A. R. Toussaint & Assocs., Inc., consisting of 4 sheets and dated 9/3/03."

The purpose of this request is to permit applicant to submit a new site plan showing reconfigured sports fields for a private school.

- (2) MODIFICATION of Condition #12 of Resolution 4-ZAB-319-82, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "12. That the proposed school may have sport facilities on a competitive basis, but there shall not be night lights."

TO: "12. That the proposed school may have sport facilities on a competitive basis."

The purpose of this request is to permit the applicant to have lighted sports fields.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(17) of the code of Miami-Dade County. (Ordinance #03-93)

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tract One of the REVISED PLAT OF BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59, more particularly described as follows:

Commence at the Southwest corner of said Tract One; thence run N87°24'29"E along the south line of said Tract One for a distance of 783.7' to the Point of beginning of the parcel of land hereinafter to be described; thence run N2°38'16"W for a distance of 155.45' to a point; thence run S87°28'6"W for a distance of 75' to a point; thence run N2°38'16"W for a distance of 15' to a point; thence run N87°28'06"E for a distance of 272.52' to a point; thence run N64°5'6"E for a distance of 23.99' to a point on the W/ly right-of-Way line of Biscayne Canal (Canal C-8); thence run S43°16'37"E along the W/ly right-of-way line of Biscayne Canal (Canal C-8) for a distance of 237.08' to a point; said point lying on the south line of said Tract One; thence run S87°24'49"W along the said south line of Tract One for a distance of 373.96' to the Point of beginning. TOGETHER WITH: Tract "P" – west 75' of the PHILIP W. SHAW TRACT as shown on Survey Map of February 6, 1942.

Commence at the Northwest corner of Tract One, BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59 thence run east along the north line of Tract 1, aforesaid plat for a distance of

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708.7'; thence run south for a distance of 15' to the Point of beginning of this parcel; thence continue south and parallel to the west line of the aforesaid tract, for a distance of 156.75' to the south line of Tract 1; thence run east for a distance of 75'; thence run north for a distance of 156.75'; to the south line of Tract 1; thence run east for a distance of 75'; thence run north for a distance of 156.75'; thence run west parallel to the north line of Tract 1, for a distance of 75' to the Point of beginning. TOGETHER WITH: The east 608.7' of the west 708.7' of Tract 1, of the REVISED PLAT OF BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59. TOGETHER WITH: Begin at the Southwest corner of Tract 1, REVISED PLAT OF BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59; thence run east along the south line of said Tract 1, said line being the north line of N.E. 107th Street, 100' to a point; thence run north 71.76', parallel to the west line of said Tract 1, said west line being the east line of N.E. 6th Avenue; thence run west parallel to the south line of said Tract 1, 100' to the west line of said Tract 1; thence run south along the said west line of Tract 1, 71.76' to the Point of beginning. TOGETHER WITH: All of Tract 2, of the REVISED PLAT OF COCHRAN MANOR, Plat book 35, Page 48, except the following: for a Point of beginning commence at a point on the south line of said Tract 2, 980.5' east of the Southwest corner of said Tract 2; thence run N66°37'0"E to the Biscayne Canal; thence run SE/ly along Biscayne Canal to the south line of said Tract 2; thence west along the said south line of Tract 2 to the Point of beginning. TOGETHER WITH: All of Tract 3, Block 14, JULIA D. TUTTLE SUBDIVISION, Plat book B, Page 4, lying between the center line of N.E. 6th Avenue and the Biscayne Canal, less the west 35' thereof. TOGETHER WITH: The east 130' of the west 265' of that portion of the south ½ of Lot 4, Block 14, MAP OF SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, Plat book "B", Page 4, lying east of the west line of the SE ¼ of Section 31, Township 52 South, Range 42 East, less the north 18.75' thereof. TOGETHER WITH: The east 100' of the west 135' of that portion of the south ½ of Lot 4, Block 14, MAP OF SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, Plat book "B" at Page 4, lying east of the west line of the SE ¼ of Section 31, Township 52 South, Range 42 East, less the north 18.75' thereof. TOGETHER WITH: The south 18.75' of the north ½ and the north 18.75' of the south ½ of that portion of Lot 4, Block 14, MAP OF SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, Plat book "B" at Page 4, lying east of the west line of the SE ¼ of Section 31, Township 52 South, Range 42 East and lying west of Biscayne Canal (A/K/A: Biscayne Park Canal). TOGETHER WITH: The north 100' of all that part of Lot 4, Block 14, of JULIA D. TUTTLE SUBDIVISION, Plat book "B", Page 4, lying east of the east line of N.E. 6th Avenue, excepting therefrom the west 100' of the north 101.25' and including therewith a 37½' right-of-way which runs along the Southern side of the above described property from N.E. 6th Avenue to Biscayne Canal. TOGETHER WITH: The east 100' of the west 135' of the north ½ of Lot 4, Block 14, lying east of the E/ly right-of-way line of N.E. 6th Avenue, less the south 18.75' of PLAT OF JULIA D. TUTTLE SUBDIVISION, Plat book "B", Page 4.

LOCATION: 601 N.E. 107 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.28 Acres

PRESENT ZONING: RU-1 (Single Family Residential)
BU-1 (Business – Neighborhood)
BU-1A (Business – Limited)